



6 Cunningham Road, Cheshunt

£450,000 Freehold

3 Bedroom Tunnel Terraced House • Good Size Lounge/ Diner • Modern Kitchen • 4 Piece Bathroom Suite • 3 Well Proportioned Bedrooms • Well Manicured Rear Garden • Within 1.5 Miles of Cheshunt Train Station • Driveway



Entrance Hall

Lounge

Dining Room

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Agents Note

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.







Keith Ian are pleased to offer for sale this beautifully presented 3 bedroom family home located 1.5 miles from Cheshunt train station and a short walk to Cheshunt High Street. The property has a good size lounge diner with doors leading to the rear garden, modern shaker style kitchen with further access to the rear garden and 3 well proportioned bedrooms. In addition to this, there is a 4 piece bathroom, off street parking via driveway, well maintained large garden and side access via tunnel. Currently the seller is suited and with a complete chain above so a quick move is available.

Cheshunt is a lively town in Hertfordshire, just 13 miles north of central London. It's a great mix of suburban comfort and urban convenience, making it an ideal spot for families. With plenty of amenities, like shopping centres, schools, parks, and recreational facilities, there's always something to do. The town's excellent rail connections mean you can easily jump on a train at Cheshunt station and be in London in no time. Plus, the nearby Lee Valley Regional Park offers plenty of opportunities to enjoy the outdoors. With its blend of historic charm and easy access to the city, Cheshunt is a fantastic place to live and work.

Council Tax band: D

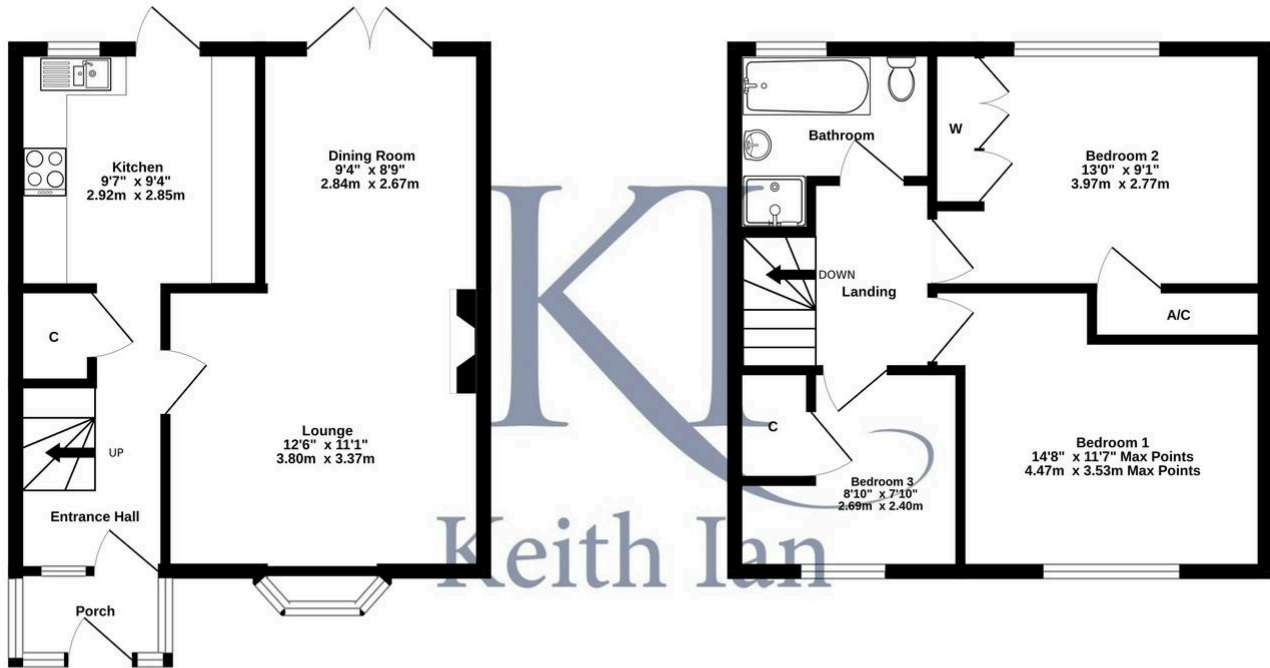
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

Ground Floor
396 sq.ft. (36.8 sq.m.) approx.

1st Floor
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AML - Anti Money Laundering

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.